



## NOTICE OF PUBLIC HEARING (Remote Access Available)

**Date:** February 6, 2025  
**File #** MP 25-04 and V 25-05  
**Applicant/Owner:** Kyle & Andrea Stonelake  
**Map/Taxlot:** 4418-B)-00300  
**Tax Account:** 17254  
**Zone:** Rural Residential (RR-2)  
**Size:** 8 acres

**NOTICE IS HEREBY GIVEN** that Kyle and Andrea Stonelake have applied for a 2-Parcel Minor Partition (MP 25-04) and Major Variance (V 25-05) that will allow the lawful creation of a newly created 2-acre parcel with 20-feet, instead of 50-feet, of usable frontage on an existing county road that is required for newly created parcels in Section 625.5.A of the county Zoning Ordinance. The subject property associated with Tax Map ID No. 4118-B0-00300/Tax Account No. 17254, is zoned Rural Residential (RR-2) and contains approximately 8 acres.

**SAID PUBLIC HEARING** will be held before the Columbia County Planning Commission on **Monday, April 7, 2025**, starting at **6:30 p.m.** This meeting will be hybrid in nature, allowing participants to log in via Go-To-Meeting (link below) or attend in person at Public Works, Healy Hall, 1054 Oregon St., St. Helens, OR 97051

**Please join my meeting from your computer, tablet or smartphone.**

<https://meet.goto.com/880602597>

**You can also dial in using your phone.**

Access Code: 880-602-597

United States (Toll Free): [1 866 899 4679](tel:18668994679)

United States: [+1 \(571\) 317-3116](tel:+15713173116)

The criteria to be used in deciding this request will be found in some or all of the following documents and laws, as revised from time to time: Columbia County Zoning Ordinance - Section 620 - Rural Residential Zone, Section 1504 - Variances and the Columbia County Subdivision and Partitioning Ordinance - Articles II, VII and X. The specific criteria applicable to this request will be listed and evaluated in the staff report.

A copy of the application, all documents and evidence relied upon by the applicants, and the staff report will be available for inspection at no cost (and will be provided at reasonable cost) at the



February 6, 2025

**VIA E-MAIL:**

Kyle & Andrea Stonelake  
[anstonelake18@gmail.com](mailto:anstonelake18@gmail.com)

Don Wallace, KLS Surveying  
[don@klssurveying.com](mailto:don@klssurveying.com)

**RE: 2-Parcel Minor Partition and Major Variance Applications**

**Tax Map/ID No:** 4118-B0-00300  
**Tax Account No.:** 17254  
**Site Address:** 57926 S Bachelor Flat Road, Warren, OR 97053  
**Zone:** Rural Residential (RR-2)  
**File Nos.:** MP 25-04 & V 25-05

Kyle and Andrea:

Land Development Services has conducted a preliminary review of your land use application as noted above in accordance with ORS 197.797, and has determined the following:

Your application is deemed **COMPLETE** as of the date of this letter. Your application is scheduled for a public hearing before the Planning Commission on **Monday, April 7, 2025 at 6:30 PM**. Notification will be sent to neighboring property owners and affected agencies. A staff report with recommendations will be emailed to you approximately one week prior to the hearing. Please plan on attending the hearing or send a representative.

If you have any questions or concerns regarding your application, please contact me, your project planner at 503-397-7260

Respectfully,

**Deborah S. Jacob**  
Senior Planner  
Land Development Services

192-25-000012-PLNG  
\$ 3485.52

COLUMBIA COUNTY  
LAND DEVELOPMENT SERVICES  
COURTHOUSE  
230 STRAND  
ST. HELENS, OREGON 97051  
(503) 397-1501

**PARTITION**  
General Information

File No. MP 25-04

**APPLICANT:** Name: KLS Surveying INC

Mailing address: 1224 Alder Street Vernonia OR 97064

Phone No.: Office \_\_\_\_\_ Home 503-429-6115

Are you the \_\_\_\_\_ property owner?  owner's agent?

**PROPERTY OWNER:** \_\_\_\_\_ same as above, OR:

Name: Kyle Stonelake

Mailing Address: 57926 S Bachelor Flat Road, Warren OR 97053

Phone No.: Office \_\_\_\_\_ Home 503-396-2439

**PROPERTY ADDRESS** (if assigned): 57926 S Bachelor Flat Road, Warren OR 97053

**TAX ACCOUNT NO.:** 4N1W18B 300 Acres: 7.9 Zoning: RR-2

**PROPOSED PARCEL SIZES (acres):** 2.0 5.9

**WATER SUPPLY:** \_\_\_\_\_ Private well. Is the well installed? \_\_\_\_\_ Yes \_\_\_\_\_ No  
 Community system. Name Warren Water

**METHOD OF SEWAGE DISPOSAL:** \_\_\_\_\_ Community Sewer. Name \_\_\_\_\_  
\_\_\_\_\_ Not applicable.  
 Septic System.

If Septic, does the subject property already have a system?  Yes \_\_\_\_\_ No  
If no, is the property approved for a Septic System? \_\_\_\_\_ Yes \_\_\_\_\_ No

**CERTIFICATION:**

I hereby certify that all of the above statements and all other documents submitted are accurate and true to the best of my belief and knowledge.

Signature: [Signature] Date: 6-20-24

A. Stonelake 1/14/25

+++++ Planning Department Use Only +++++

Date Rec'd. 1/14/25 Hearing Date: \_\_\_\_\_ or Admin. \_\_\_\_\_

Receipt No. 81523 paid 1/14/25 Staff Member: \_\_\_\_\_  
2 of 2

Previous Land Use Actions: \_\_\_\_\_ Stormwater & Erosion Control Fees: \_\_\_\_\_  
+++++

Columbia County Land Development Services  
STATEMENT OF WATER RIGHTS

1.  The subject parcel(s) DO NOT have a water right.

Water is supplied to this property by Warren Water

Name (please print): \_\_\_\_\_

Address: \_\_\_\_\_

Signed: \_\_\_\_\_ Dated: \_\_\_\_\_

Sign this form and file it with your Preliminary Plat. Thank you.

+++++  
2.  The subject parcel(s) DO have a water right, as follows:

Permit # \_\_\_\_\_ Certificate # \_\_\_\_\_ for \_\_\_\_\_ use

Permit # \_\_\_\_\_ Certificate # \_\_\_\_\_ for \_\_\_\_\_ use

Tax Lot Number	Acres	Tax Lot Number	Acres
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

3. The water right has been put to beneficial use within the past 5 years:  Yes  No  Don't know

4. The water right has been continuously used without a 5 year interruption since it was established and documented:  Yes  No  Don't know

5.  The water right WILL NOT be modified for this plat.

The water right WILL be modified and the property owner has filed for:  a change of use.  
 a change in the point of diversion.  
 a change in the place of use.  
 an additional point of diversion.  
 cancellation of the water right.

6. The above information is true and complete to the best of my knowledge and belief:

Name (please print): Andrea Stonelake

Address: 57926 S. Bachelor Flat Rd, Warren, OR 97053

Signed: A. Stonelake Dated: 1/14/25

Please do not write below this line. Thank you.

# MP 25-04 & V 25-05 Aerial & RR-2 Zoning Maps



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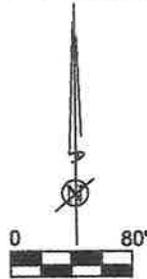
2/5/2025 2:29 PM

**Disclaimer:** This map was produced using Columbia County GIS data. The GIS data is maintained by the County to support its governmental activities and is subject to change without notice. This map should not be used for survey or engineering purposes. Columbia County assumes no responsibility with regard to the selection, performance or use of information on this map.

OVERALL SITE PLAN MP 25-04/V 25-05

RECEIVED  
JAN 14 2025  
Land Development Services

SITE PLAN-EAST SIDE  
KYLE STONELAKE  
IN THE SW 1/4 OF SECTION 12,  
T4N, R2W, W.M.,  
COLUMBIA COUNTY, OREGON  
SCALE 1" = 80'



DWG NO. 24-071 SITE PLAN S2  
JOB NO. 15-242 CRW  
7-1-2024

NOWAK JR.  
INSTRUMENT NO. 1990-1525

S 89°39'58" W 1445.94'

PARCEL 1  
2.00 ACRES

S 89°39'58" W 657.01'

S 0°24'02" E 132.60'

CENTERLINE OF  
GRAVEL ROAD

PARCEL 2  
5.91 ACRES

S 0°24'02" E 145.50'

N 89°39'58" E 851.22'

4.0'

7.1'

1/16 LINE

D.L.C. NO. 57

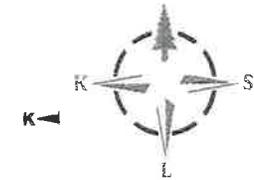
N 2°25'37" E 298.45'

BRESLIN BOARDING  
STABLES LLC  
INSTRUMENT NO.  
2004-02280



1.7'

5.1'



BUCAR  
INSTRUMENT NO.  
1998-02346

LIEFELD  
BOOK 219, PAGE 562

HIRSCH  
INSTRUMENT NO.  
2005-009329

SINGLE  
INSTRUMENT NO.  
1995-04692

KELLOG REV.  
LIVING TRUST  
INSTRUMENT NO.  
2021-11566

MCCOY  
INSTRUMENT NO.  
1990-0215

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Donald D  
Wallace  
Digitally signed by  
Donald D Wallace  
Date: 2024.07.01 14:50:39  
-0700

OREGON  
JANUARY 19, 1993  
DONALD D WALLACE, JR  
2601

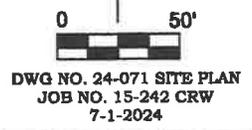
RENEWS 6/30/26

K.L.S. SURVEYING INC.  
1224 ALDER STREET  
VERNONIA, OREGON 97064  
(503) 429-6115

SEPARATE SURVEYED MAP MP 25-04/V 25-05

RECEIVED  
JAN 14 2025  
Land Development Services

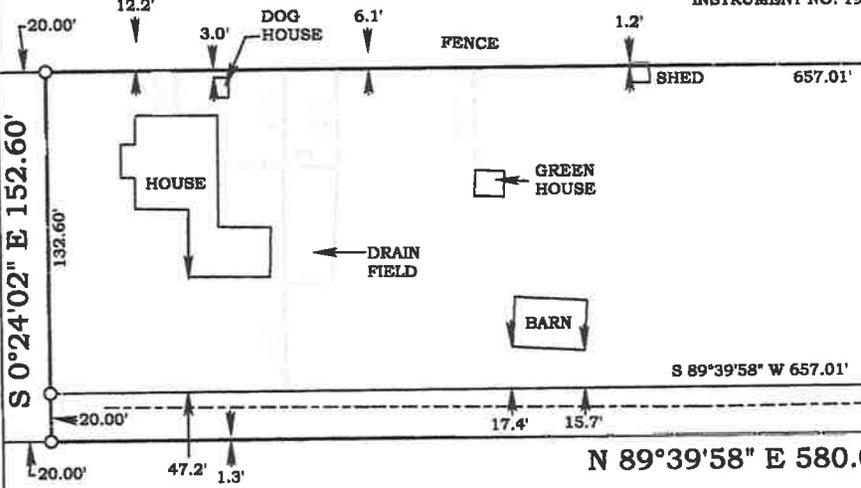
SITE PLAN- WEST SIDE  
KYLE STONELAKE  
IN THE SW 1/4 OF SECTION 12,  
T4N, R2W, W.M.,  
COLUMBIA COUNTY, OREGON  
SCALE 1" = 50'



NOWAK JR.  
INSTRUMENT NO. 1990-1525

S 89°39'58" W 1445.94'

S BACHELOR FLAT ROAD



PARCEL 1  
2.00 ACRES

PARCEL 2  
5.91 ACRES

MATA  
INSTRUMENT NO. 2021-02552

S 0°24'02" E 145.50'



K.L.S. SURVEYING INC.  
1224 ALDER STREET  
VERNONIA, OREGON 97064  
(503) 429-6115

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
Donald D  
Wallace  
Digitally signed by  
Donald D Wallace  
Date: 2024.07.01  
14:51:41 -0700  
OREGON  
JANUARY 19, 1993  
DONALD D WALLACE, JR  
2601  
RENEWS 6/30/26



## KLS Surveying Inc.

1224 Alder Street  
Vernonia, OR 97064

Phone: (503) 429-6115  
Fax: (866) 297-1402  
Email: [don@klssurveying.com](mailto:don@klssurveying.com)

### CONCEPTUAL STORM WATER

---

Storm water will infiltrate into ground and/or run down hill. There will be no changes in the way that storm water will be treated due to this proposed partition.

### Existing Conditions Plan

---

Arrows on the accompanying map show the direction of storm water flow off the site.

Soil types are defined on enclosed soil report.

### Preliminary Development Plan

---

There is no proposed development at this time that will influence storm water run-off.





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There is no proposed development at this time that will influence storm water run-off.



Subd./Part.Variance

File No. V 25-05

VARIANCE APPLICATION  
SUBDIVISION AND PARTITIONING ORDINANCE  
General Information

APPLICANT: Name: Kyle Stonelake & Andrea Stonelake

Mailing address: 57926 S. Bachelor Flat Rd, Warren, OR 97053

Phone No.: Office 831.251.5747 Home 503.396.2439

Email: anstonelake18@gmail.com

Are you the  property owner?  owner's agent?

PROPERTY OWNER:  same as above, OR:

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_

PROPERTY ADDRESS (if assigned): \_\_\_\_\_

TAX ACCOUNT NO.: 4N1W18B 300 Acres: 7.9 Zoning: RR-2

TYPE OF VARIANCE: CCSPO Section 625.5(A) - Frontage Requirements requires: 50' of frontage on existing county road.

Variance would permit Partition into 2 parcels

PRESENT LAND USES: (farm, forest, bush, swamp, residential, etc.)

Use:	Approx. Acres
<u>Residential</u>	<u>2.0</u>
<u>Farm</u>	<u>5.9</u>
_____	_____
_____	_____

Total acres (should agree with above): 7.9

PROPOSED LAND USES: Build a residence

WATER SUPPLY:  Private well. Is the well installed?  Yes  No  
 Community system. Name Warren Water

METHOD OF SEWAGE DISPOSAL:  Community Sewer. Name \_\_\_\_\_  
 Not applicable.  
 Septic System.

If Septic, does the subject property already have a system?  Yes  No  
If no, is the property approved for a Septic System?  Yes  No

CONTIGUOUS PROPERTY: List all adjacent property you own with boundaries touching the subject property:  None

<u>Tax Acc't. No.</u>	<u>Acres</u>	<u>Co-owners (if any)</u>

+++++  
**CERTIFICATION:**  
I hereby certify that all of the above statements, and all other documents submitted, are accurate and true to the best of my knowledge and belief.

Date: 1/15/25 Signature: A. Stouckel

**NOTE:** Please attach an accurate detailed plot plan, including existing and proposed structures, septic tanks and drain fields, farm and forest areas, large natural features (e.g. cliffs, streams, ravines, etc.), roads and driveways, property lines, easements, etc.

+++++  
Planning Department Use Only

Date Rec'd. 1/14/25 Hearing Date: 4/7/25 or Admin. \_\_\_\_\_

Receipt No. 81523 1 of 2 Staff Member: \_\_\_\_\_

1/14/25 paid

**SUBDIVISION OR PARTITIONING FACT SHEET**

**VARIANCE STANDARDS:** Please answer the following (attach extra pages if necessary):

The following requirements are from §210 of the Columbia County Subdivision and Partitioning Ordinance:

**A. General.** Where the Commission finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations and the purpose of these regulations may be served to a greater extent by an alternative proposal, it may approve variances to these regulations so that substantial justice may be done and the public interest secured, provided that such variance shall not have the effect of nullifying the intent and purposes of these regulations; and further, provided the Commission shall not approve variances unless it shall make findings based upon the evidence presented to it in each specific case that:

**1. The granting of the variance will not be detrimental to the public safety, health, or welfare, or injurious to other property;"**

State how the granting of your variance will not injure other property in the vicinity, nor be detrimental to the public safety, health or welfare:

Septic has been approved for lot 2 showing  
wastewater conditions can be met.

\* 192-22-000360, E/M/L 6/10/1986

**2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property;"**

Describe the conditions, unique to the property (NOT the owner), over which you have no control, on which you base this variance request (e.g., parcel size, shape, location, or access; topography; natural features; rivers, streams, cliffs, ravines, etc.):

The property width at Bachelor Flat is too narrow to  
have standard road frontage and house setback.

Parcel 2 access/frontage on Bachelor Flat would  
be 20' not 50'. Current house is already non-  
conforming and wouldn't further impact the surroundings.

- 3. **Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out."**

Explain in detail the unnecessary hardship. This may be a personal or physical hardship, but it must arise out of the unique physical conditions described in 2 above.

*It will remain a residential property surrounded by other residential properties and shouldn't create any hardships.*

- 4. **The variances will not, in any manner, vary the provisions of the Zoning Ordinance and the County Comprehensive Plan."**

Will this variance be consistent with the Comprehensive Plan and the requirements of the Zoning Ordinance? Check with a County Planner if you are unsure of this item.

*This won't change the zoning. The ~~pr~~ Both properties will still conform to RR-2.*

**5. The variance is necessary for the proper design and function of the subdivision or partition."**

Explain how granting the variance is essential to the correct design and functioning of the partition or the subdivision.

*This grants a legal access to parcel 2.*

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**ATTACHMENTS:** Please submit all of the following.

1. The "VARIANCE APPLICATION General Information" form.
2. Answers to the above questions.
3. A good measured sketch of your property, showing all existing structures, septic tanks and drainfields, large natural features, roads and driveways, property lines, easements, etc. Don't forget the North arrow and the scale of the drawing.
4. A vicinity map, with North arrow and scale.
5. The application fee.

+++++

# MP 25-04 & V 25-05 Aerial & RR-2 Zoning Maps



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2/5/2025 2:29 PM

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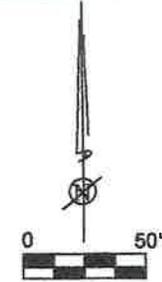
RECEIVED

JAN 14 2025

Land Development Services

Separate Surveyed map

SITE PLAN- WEST SIDE  
KYLE STONELAKE  
IN THE SW 1/4 OF SECTION 12,  
T4N, R2W, W.M.,  
COLUMBIA COUNTY, OREGON  
SCALE 1" = 50'



DWG NO. 24-071 SITE PLAN  
JOB NO. 15-242 CRW  
7-1-2024

NOWAK JR.  
INSTRUMENT NO. 1990-1525

S 89°39'58" W 1445.94'

PARCEL 1  
2.00 ACRES

S 0°24'02" E 132.60'

CENTERLINE OF  
GRAVEL ROAD

S 89°39'58" W 657.01'

6.8' SHED

N 89°39'58" E 580.00'

PARCEL 2  
5.91 ACRES

FENCE

S 0°24'02" E 145.50'

MATA  
INSTRUMENT NO. 2021-02552

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Donald D  
Wallace

Digitally signed by  
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OREGON  
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2601

RENEWS 6/30/26



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1224 ALDER STREET  
VERNONIA, OREGON 97064  
(503) 429-6115

S BACHELOR FLAT ROAD

S 0°24'02" E 152.60'

132.60'

20.00'

20.00'

47.2'

1.3'

17.4'

15.7'

12.2'

3.0'

DOG HOUSE

6.1'

FENCE

1.2'

SHED

657.01'

HOUSE

DRAIN FIELD

GREEN HOUSE

BARN

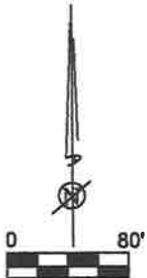
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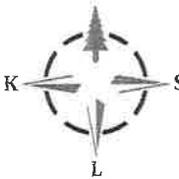
CENTERLINE OF  
GRAVEL ROAD

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S 0°24'02" E 145.50'

N 89°39'58" E 851.22'

N 2°25'37" E 298.45'  
BRESLIN BOARDING  
STABLES LLC  
INSTRUMENT NO.  
2004-02250



K.L.S. SURVEYING INC.  
1224 ALDER STREET  
VERNONIA, OREGON 97064  
(503) 429-6115

BUCAR  
INSTRUMENT NO.  
1998-02346

LIEFELD  
BOOK 219, PAGE 562

HIRSCH  
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2005-009329

SINGLE  
INSTRUMENT NO.  
1995-04692

KELLOG REV.  
LIVING TRUST  
INSTRUMENT NO.  
2021-11566

MCCOY  
INSTRUMENT NO.  
1990-0215

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Donald D  
Wallace

Digitally signed by  
Donald D Wallace  
Date: 2024.07.21 14:50:39  
-0700

OREGON  
JANUARY 18, 1993  
DONALD D WALLACE, JR  
2601

RENEWS 6/30/26

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2024

February 5, 2025 2:50:31 pm

Account # 17254  
 Map # 4N1W18-B0-00300  
 Code - Tax # 0211-17254

Tax Status ASSESSABLE  
 Acct Status ACTIVE  
 Subtype NORMAL

Legal Descr See Record

Mailing Name **STONELAKE KYLE & ANDREA**

Deed Reference # 2020-9405  
 Sales Date/Price 09-14-2020 / \$435,000.00  
 Appraiser DEBI MILLER

Agent  
 In Care Of  
 Mailing Address 57926 S BACHELOR FLAT RD  
 WARREN, OR 97053

Prop Class 541 MA SA NH Unit  
 RMV Class 401 06 61 000 22136-1

Situs Address(s)	Situs City
ID# 57926 S BACHELOR FLAT RD	WARREN

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
0211 Land	366,660	69,250	71,011	Land	0
Impr.	250,300	161,680	161,680	Impr.	0
<b>Code Area Total</b>	<b>616,960</b>	<b>230,930</b>	<b>232,691</b>		<b>0</b>
<b>Grand Total</b>	<b>616,960</b>	<b>230,930</b>	<b>232,691</b>		<b>0</b>

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown				Trended RMV	
						TD%	LS	Size	Land Class		LUC
0211	2	<input checked="" type="checkbox"/>		CO:RR-2	Farm Use Unzoned	90	A	6.25	2H3	006*	226,920
0211	3	<input checked="" type="checkbox"/>		CO:RR-2	Farm Use Unzoned	90	A	0.75	2H5	006*	27,230
0211					OSD - Single Family	100					76,200
0211	1	<input checked="" type="checkbox"/>		CO:RR-2	Rural Site	90	A	1.00		003	36,310
<b>Grand Total</b>								<b>8.00</b>			<b>366,660</b>

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Trended RMV
					TD%	Total Sq. Ft.	Ex% MS Acct #	
0211	3	2008	350	Lean-To	92	504	3,350	
0211	2	1970	325	General Purpose Building	92	1,521	15,320	
0211	1	1945	136	One story with attic & basement	92	2,020	231,630	
<b>Grand Total</b>							<b>4,045</b>	<b>250,300</b>

### Exemptions / Special Assessments / Potential Liability

**NOTATIONS:**

- Farm Potential Additional Tax Liability ADDED 2007

Comments: 12/9/2012: Exception is LT. +2,500 DM/AJ